

058.0

0008

0002.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

672,000 / 672,000

USE VALUE:

672,000 / 672,000

ASSESSED:

672,000 / 672,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
24		CLARK ST, ARLINGTON

**OWNERSHIP**Unit #:

Owner 1: BANTA MARLON &	
Owner 2: OBRIEN ELIZABETH	
Owner 3:	

Street 1: 24 CLARK STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: PATTERSON ALEX ROBERT -

Owner 2: LAVERGNE ADRIANA ISABEL -

Street 1: 24 CLARK STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,263 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Aluminum Exterior and 1256 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5263		Sq. Ft.	Site		0	70.	1.04	11			Road Co	-5					384,295						384,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5263.000	287,700		384,300	672,000		38738
							GIS Ref
							GIS Ref
							Insp Date
							09/10/18

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 058.0-0008-0002.0			USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date						
2020	101	FV	287,700	0	5,263.	384,300	672,000	672,000	Year End Roll	12/18/2019						
2019	101	FV	235,400	0	5,263.	384,300	619,700	619,700	Year End Roll	1/3/2019						
2018	101	FV	235,400	0	5,263.	258,000	493,400	493,400	Year End Roll	12/20/2017						
2017	101	FV	235,400	0	5,263.	247,000	482,400	482,400	Year End Roll	1/3/2017						
2016	101	FV	233,500	0	5,263.	225,100	458,600	458,600	Year End	1/4/2016						
2015	101	FV	220,700	0	5,263.	181,200	401,900	401,900	Year End Roll	12/11/2014						
2014	101	FV	220,700	0	5,263.	162,000	382,700	382,700	Year End Roll	12/16/2013						
2013	101	FV	220,700	0	5,263.	153,700	374,400	374,400		12/13/2012						

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTERSON ALEX	67138-296		4/25/2016		530,000	No	No		
CUMMINGS CHARLE	37259-118		12/4/2002		360,000	No	No		
	13217-435		6/1/1977		32,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/30/2018	1815	Insulate	1,548	C					9/10/2018	MEAS&NOTICE	PH	Patrick H
8/3/2017	989	Wood Dec	4,000	C					3/6/2017	SQ Returned	MM	Mary M
4/12/2017	409	Solar Pa	2,430	C					2/12/2009	Meas/Inspect	189	PATRIOT
									1/29/2003	MLS	MM	Mary M
									1/11/2000	Mailer Sent		
									1/11/2000	Measured	263	PATRIOT
									7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/Ha: 0.12082

Total SF/SM: 5263

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 384,295

Spl Credit

Total: 384,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>						
Type:	15 - Old Style		Full Bath:	2	Rating: Good	A Bath:		Rating:	UNPAVED.									
Sty Ht:	2A - 2 Sty +Attic		3/4 Bath:		Rating:	A 3QBth:		Rating:										
(Liv) Units:	1	Total: 1	1/2 Bath:		Rating:	A HBth:		Rating:										
Foundation:	3 - BrickorStone		OthrFix:		Rating:													
Frame:	1 - Wood																	
Prime Wall:	3 - Aluminum																	
Sec Wall:		%																
Roof Struct:	1 - Gable																	
Roof Cover:	1 - Asphalt Shgl																	
Color:	PEACH																	
View / Desir:																		
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>												
Grade:	C - Average																	
Year Blt:	1924	Eff Yr Blt:																
Alt LUC:		Alt %:																
Jurisdct:		Fact: .																
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>												
Avg Ht/FL:	STD																	
Prim Int Wall:	2 - Plaster																	
Sec Int Wall:		%																
Partition:	T - Typical																	
Prim Floors:	3 - Hardwood																	
Sec Floors:		%																
Bsmnt Flr:	12 - Concrete																	
Subfloor:																		
Bsmnt Gar:																		
Electric:	3 - Typical																	
Insulation:	2 - Typical																	
Int vs Ext:	S																	
Heat Fuel:	1 - Oil																	
Heat Type:	3 - Forced H/W																	
# Heat Sys:	1																	
% Heated:	100	% AC:																
Solar HW:	NO	Central Vac:	NO															
% Com Wall		% Sprinkled:																
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:		Color:				
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 058-0-0008-0002.0												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X8		A	AV	1980		0.00	T	31.2	101					
More: N	Total Yard Items:				Total Special Features:				Total:									